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PLANNING AND DEVELOPMENT DEPARTMENT

AIKEN COUNTY LAND MANAGEMENT REGULATIONS
FUNCTIONAL PERFORMANCE STANDARDS

Section 24-3.3 Manufacturing, Commercial, and Other Nonresidential Uses

The following performance standards are designed to ensure that all permitted manufacturing, commercial, and other nonresidential uses listed in Table 1, Permitted Uses, produce no injurious or obnoxious elements related to the operation of such uses beyond the premises.

Please indicate whether the following standards apply by checking the appropriate space below.

(1) Vibration: **Applicable** _____ **Not Applicable** _____

No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at any point beyond the lot line; nor shall any vibration produced exceed the following particle velocity levels, measured with a vibration monitor in inches per second at the nearest:

- a) Residential property line: 0.02
- b) Nonresidential property line: 0.10

Vibration emanating from construction activities between 7:00 a.m. and 9:00 p.m. shall be exempt from these regulations.

(2) Fire and explosives: **Applicable** _____ **Not Applicable** _____

All activities and all storage of flammable and explosive materials shall be provide with adequate safety devices against the hazards of fire and explosion, including adequate firefighting and fire suppression equipment, as prescribed in the International Building Codes.

(3) Noise: **Applicable** _____ **Not Applicable** _____

All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness. In no event shall the sound pressure level of noise radiated

continuously from a facility exceed at the lot line the values given in Tables III and IV in any octave band or frequency. Sound pressure level shall be measured with a sound level meter and an octave band analyzer that conform to specifications published by the American Standards Association.

Frequency Band (Cycles Per Second)	Sound Pressure Levels (In Decibels)	
	At Residential Lot Line	At Non-Residential Lot Line
0 – 75	72	79
75 – 150	67	74
150 – 300	59	66
300 – 600	52	59
600 – 1200	46	53
1200 – 2400	40	47
2400 – 4800	34	41
4800 – 10000	32	39

(4) Air pollution: Applicable _____ Not Applicable _____

The emission of visible smoke, dust, dirt, fly ash, particulate matter from any pipes, vents, or other openings, or from any other source into the air, shall comply with the regulations of the South Carolina Department of Health and Environmental Control.

(5) Odor: Applicable _____ Not Applicable _____

When an industrial plat is operating at close to maximum production the odors emissions, measured at the property line, shall not exceed a D/T (Dilution Threshold) of 100. Odor samples shall be taken and tested by an independent, qualified, odor-testing laboratory using ASTM (American Society of Testing and Materials) method of E79-91.

(6) Glare: Applicable _____ Not Applicable _____

There shall be no direct or sky-reflected glare, whether from floodlights, high temperature processing, combustion, welding or otherwise, so as to be visible in any residence.

(7) Fumes and vapors: Applicable _____ Not Applicable _____

There shall be no emission of any fumes or vapors of a noxious, toxic, or corrosive nature, which can cause damage or irritation to health, animals, vegetation, or to any form of property.

(8) Heat, cold, dampness or movement of air: Applicable ____ Not Applicable ____

Activities which would produce an adverse impact on the temperature, motion, or humidity of the atmosphere beyond the lot line shall not be permitted.

(9) Toxic matter: Applicable _____ Not Applicable _____

The applicant of a permit for any facility which would utilize toxic matter in the process of manufacturing, fabricating, assembling, packaging, or any related activity, shall provide with the application a certificate from the South Carolina Department of Health and Environmental Control, indicating compliance with the rules and regulations of such agency.

(10) Exterior Illumination: Applicable _____ Not Applicable _____

All outdoor light fixtures shall be fully shielded and installed in such a way that no light is emitted above a horizontal plane running through the lowest part of the fixture. Low-pressure sodium should be used wherever possible. The pattern of light pooling from each light source shall be carefully considered to avoid throwing light onto adjacent properties. Light sources visible in residential or medical areas shall not exceed 0.1-foot candles. Light sources visible in other areas shall not exceed 0.5-foot candles. Measurements shall be in a vented plane at the property line.

(11) Compliance guarantee

The applicant of a permit for any manufacturing or processing plant or commercial or other nonresidential use which could produce any of the above "injurious or obnoxious elements" shall acknowledge in writing his or her understanding of the performance standards applicable to the proposed use and shall submit with the permit application an agreement to conform with such standards at all times. Any violation of the agreement shall constitute a violation of this chapter and shall be treated accordingly. Enforcement of this agreement may be precipitated by complaint from any person allegedly aggravated by failure of the industrial use to comply with the provisions of this section. Where there is a potential problem in meeting any one of the performance criteria in this section, the applicant shall be required to mitigate to the satisfaction of the development official any potential adverse impacts of such operation and/or request a variance before the board of appeals, in accord with the provisions of Article 10.